

What is 31 Rimutaka Place, Titirangi Worth to You?

Method of Sale:

BY NEGOTIATION has been chosen by our vendors as their method of choice. I know for buyers that choosing a method without a price can pose challenges, similar to price by negotiation these methods allow the current market to determine the final sale price. To help you with deciding what **31 Rimutaka Place** is worth to you, we have included recent sales from the area. The vendor has indicated that all offers over \$450,000 will be considered.

Our Property Owner:

The Owners are genuinely motivated to sell their property and move on to the next stage in their property journey. Your feedback in what YOU would pay for their property is valuable as it will help them to determine what their property is worth. A property is worth what someone will pay for it.

Determining Value:

Deciding what you would pay to make this home yours is largely subjective and doesn't lead to a right or wrong answer. It is determined by a number of factors and will change for each person viewing it. Things such as finance, first impressions, value for money, personal circumstances, other properties you have seen, lost out on or made offers on will all help you to determine the price you would be willing to pay to own this home.

YOUR HOMEWORK - HOW TO USE THIS GUIDE:

We have selected the following properties because they have characteristics that match the property being sold (please note the date of the sale). This could be location, style, floor area, number of bedrooms, views, age, land size. We would expect this property to be somewhere within the vicinity of the sales range these properties offer. Look at each of the photos and google the properties we have suggested and compare them with the property we are selling. This will help you decide whether **YOU SEE** value below, above or at that level. The market will always dictate the final price, but we trust this document helps you to work out whether your budget will fit?

We are very happy to keep in touch with you once a property has sold with the sale price or to chat to you about recent sales in the area if you would like more information. Obviously, as each buyer is different, and each property is different so often value is more determined by what the property is worth to a specific buyer.

Comparable Sales

RayWhite

Prepared for: Harold Stanley Smith

Subject property: 31 Rimutaka Place, Titirangi, Auckland

Prepared on: 9 June 2022

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$409,800 to \$645,000	Median	\$557,500	Mean	\$542,450	For the property at the median, the sale price was 11.0% below CV.
C.V	\$410,000 to \$940,000	Median	\$630,000	Mean	\$652,500	

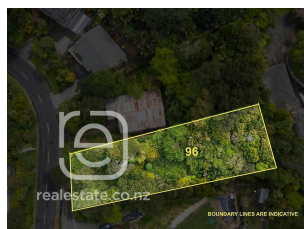
44 Tawini Road, Titirangi, Auckland



Last Sold	\$640,000 - 10 Jan 22	Land Area	1,477 m ²
Capital Value	\$940,000 - 01 Jun 21	Floor Area	
Land Value	\$940,000 - 01 Jun 21	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential Section	Building Age	Unknown

This property sold in a better market. It is a bush clad section. Market movement and less buyers affect sections the most. This would indicate your section should sell for less than this in the current market where there is more choice for buyers.

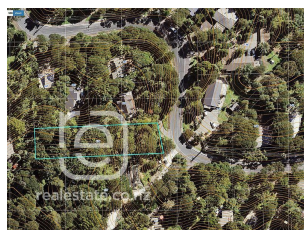
96 Wood Bay Road, Titirangi, Auckland



Last Sold	\$645,000 - 06 Dec 21	Land Area	1,050 m ²
Capital Value	\$730,000 - 01 Jun 21	Floor Area	
Land Value	\$730,000 - 01 Jun 21	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential Section	Building Age	Unknown

This was sold in the peak of the market. This is a bush clad section. Buyers in this market were purchasing section because the listing number in Titirangi were sitting around 30. There are now 80+ properties for purchasers to choose from.

179 Laingholm Drive, Laingholm, Auckland



Last Sold	\$409,800 - 20 Oct 21	Land Area	1,404 m ²
Capital Value	\$410,000 - 01 Jun 21	Floor Area	
Land Value	\$410,000 - 01 Jun 21	Roof	Unknown
Improvements	\$0	Walls	Unknown
Land Use	Residential Section	Building Age	Unknown

This was also sold in the peak of the market. This is a bush clad section with a steep contour. The land is south facing. This would indicate your section should sell for more than this. Most of the buyers saw value in the \$300k range for this section.

Comparable Sales

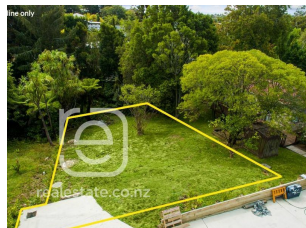
RayWhite

Prepared for: Harold Stanley Smith

Subject property: 31 Rimutaka Place, Titirangi, Auckland

Prepared on: 9 June 2022

8B Eastglen Road, Glen Eden, Auckland



Last Sold \$475,000 - 01 Oct 21
Capital Value \$530,000 - 01 Jun 21
Land Value \$530,000 - 01 Jun 21
Improvements \$0
Land Use Residential

Land Area 587 m²
Floor Area
Roof Unknown
Walls Unknown
Building Age Unknown

This is a residential section. Glen Eden isn't as good location. The section is smaller. The market conditions were better. This would indicate your section should sell for more than this due to size, location and market conditions.

Current Properties For Sale

RayWhite

Prepared for: Harold Stanley Smith

Subject property: 31 Rimutaka Place, Titirangi, Auckland

Prepared on: 9 June 2022

The recommendation is further supported by analysis of properties currently for sale that are deemed comparable. These comparable properties have been selected based on their geographical proximity and similarity of their attributes.

276 Scenic Drive, Titirangi, Auckland



Listed	28 Jan 2022	\$725,000	Land Area	2,175 m ²
Capital Value	\$270,000		Floor Area	
Land Value	\$270,000		Roof	Unknown
Improvements	\$0		Walls	Unknown
Category	Residential Section		Building Age	Unknown

Originally this was a set date sale - Multiple offers were presented in the \$500k to \$600k range and one offer at \$795,000. The offer fell because the driveway encroaches the section slightly and due to a retaining wall on the section. The other interest was within our appraisal range.

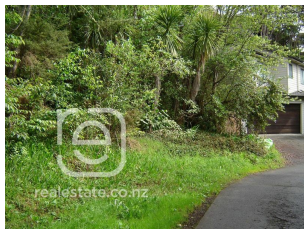
63 Waima Crescent, Titirangi, Auckland



Listed	28 Oct 2021	\$795,000	Land Area	1,747 m ²
Capital Value	\$430,000		Floor Area	
Land Value	\$430,000		Roof	Unknown
Improvements	\$0		Walls	Unknown
Category	Residential Section		Building Age	Unknown

Interest in this section is in the \$400k-\$500k range which is our appraisal range. The property requires around \$80k in ground work and bridge to access the property.

214 Old Titirangi Road, Titirangi, Auckland



Listed	2 Aug 2014	\$300,000	Land Area	454 m ²
Capital Value	\$550,000		Floor Area	
Land Value	\$550,000		Roof	Unknown
Improvements	\$0		Walls	Unknown
Category	Residential Section		Building Age	Unknown

This section is priced \$659,000 Listed July 2021 indicating it is over priced at this level. More difficult site. Shared driveway.